

005.0

Map

0002

Block

0006.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 583,400 /

USE VALUE: 583,400 /

ASSESSed: 583,400 /

Total Card /

Total Parcel

583,400

583,400

583,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		HERBERT RD, ARLINGTON

OWNERSHIP

Owner 1:	WEAVER KATHERINE M
Owner 2:	
Owner 3:	
Street 1:	146 HERBERT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	KIANG STUART C -
Owner 2:	WIERSMA GRACE -
Street 1:	146 HERBERT RD #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Stucco Exterior and 1503 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7105																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	580,100	3,300		583,400
Total Card	0.000	580,100	3,300		583,400
Total Parcel	0.000	580,100	3,300		583,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	388.16	/Parcel:	388.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	580,100	3300	.		583,400		Year end	12/23/2021
2021	102	FV	563,000	3300	.		566,300		Year End Roll	12/10/2020
2020	102	FV	554,400	3300	.		557,700	557,700	Year End Roll	12/18/2019
2019	102	FV	493,500	3300	.		496,800	496,800	Year End Roll	1/3/2019
2018	102	FV	436,300	3300	.		439,600	439,600	Year End Roll	12/20/2017
2017	102	FV	397,600	3300	.		400,900	400,900	Year End Roll	1/3/2017
2016	102	FV	397,600	3300	.		400,900	400,900	Year End	1/4/2016
2015	102	FV	367,300	3300	.		370,600	370,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIANG STUART C,	56880-484		5/20/2011		370,000	No	No		
KIANG STUART C	47758-394		7/5/2006	Family		1	No	No	
ANGELL JOANNE	30372-173		7/1/1999		250,000	No	No		
ANGELL JOANNE	27476-336		7/14/1997	Convenience		99	No	No	F

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIANG STUART C,	56880-484		5/20/2011		370,000	No	No		
KIANG STUART C	47758-394		7/5/2006	Family		1	No	No	
ANGELL JOANNE	30372-173		7/1/1999		250,000	No	No		
ANGELL JOANNE	27476-336		7/14/1997	Convenience		99	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2001	599	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	197045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	18:37:04

LAST REV

Date	Time
05/11/18	10:55:25
danam	
511	

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	6	- Stucco	
Sec Wall:	8	- Brick Veneer	25%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

CONDO CONVERSION 7/95, Building Number 1;
FIRST FLR UNIT.

OTHER FEATURES

Kits: 1	Rating: Good
A Kits:	Rating:
Frpl: 1	Rating: Average
WSFlue:	Rating:

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 2		Baths: 1		HB					

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	46.000000000
Name:	147 - 7105

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	10.8%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.34860277
Const Adj.:	0.99732518
Adj \$ / SQ:	410.224
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650338
Depreciation:	70236
Depreciated Total:	580101

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0002-0006.A

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,503	410.220	616,566
Net Sketched Area:		1,503	Total:	616,566
Size Ad	1503 Gross Area	1503	FinArea	1503

SUB AREA DETAIL

[illegible]

IMAGE

